‘Renovate-to-New’ Improvement Project for Nonnewaug High School

Community Presentation
About the Building Committee

• **Board Members:**
  – George Bauer, Chairman – BOE Chairman (Bethlehem)
  – John Chapman – BOE Vice Chairman (Woodbury)
  – Gary Suslavich – BOE Treasurer (Woodbury)

• **Community Members:**
  – J. P. Fernandes (Woodbury)
  – Patrick DiSarro (Woodbury)

• **District Staff:**
  – Jody Ian Goeler – Superintendent, RSD 14
  – John Turk – Interim Director of Operations, RSD 14
  – Mike Molzon – Director Grounds and Maintenance, RSD 14
  – Andrew O’Brien – Principal, NHS
  – Paul Ciotti – Director of Network Operations/Technology, RSD 14
  – Bill Nemec – NHS Athletic Director, Dean of Students
  – Chris McGrath – Athletic Department

• **Design Consultants and Construction Manager:**
  – Paul Lisi, Michael Ayles - Antinozzi Associates
  – Chris Cardany - Langan Engineering
  – Ken Biega, Brian Holmes - O&G Industries

Thank You!
What has the Building Committee done?

• The Region 14 Building Committee proposed two options regarding a Nonnewaug High School building project referendum to the Region 14 Board of Education on April 1, 2013 based on the following:
  – **June 2006** – the BOE brought forward a referendum to voters to renovate and/or expand NHS, MES, and BES. The referendum was defeated by 28 votes.
  – In **2007 and 2008**, work was performed by the Committee to develop a NHS improvement project. Due to several circumstances, the BOE did not move forward with a project referendum.
  – **May 2011** - the BOE re-formed the Committee, revisited scope with
    • New upper level staff in district, Superintendent and HS Principal
    • Review of significant requirement changes in State graduation and post-secondary education expectations
  – **August 2012** - New educational specifications were created, reinvigorating efforts by the BOE for district facility improvements
Why NHS and not the other schools?

• Nonnewaug HS improvements are long overdue considering:
  – Facility degradation and capital plan improvement deletion
  – Increased town use and visibility of conditions
  – Urgent academic needs considering increased number of graduation requirements resulting in additional classes

• The Building Committee reviewed potential facility improvements for K-5 and 6-8 grade spans but, considering a new enrollment study (performed June 2012), the District may have potentially more efficient facility recommendations

• A new committee will be formed by the BOE to form, identify, and investigate potential enrollment scenarios and the Building Committee will take action on those recommendations
Why NHS and not the other schools?

Therefore ...

- The Building Committee (and Region 14 Board of Education) is only recommending moving forward with a “Renovate-to-New” building improvement plan for Nonnewaug High School, but ...
- ... a new committee will work with the Building Committee to consider enrollment scenarios (and related facility improvement costs, thus establishing a *district-wide facilities improvement plan* later in 2013
Why NHS now?

- Facility Needs – school building structures do not get any younger; repair and maintenance is required
- Energy efficiency – savings in operations can be realized due to newer technology, building systems, modern equipment, materials
- Financing - District debt service principal finishing up, bond interest rates historically attractive now, payments on bonding will not begin until project construction complete (4-5 years from today)
- Academic Needs (CCSS, NEASC) – new NHS Educational Specification requirements must be met
### Why NHS now?

**Increased HS Graduation Requirements:**

<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>21 Credits</strong></td>
<td><strong>25 Credits</strong></td>
</tr>
<tr>
<td>English – 4</td>
<td>English – 4</td>
</tr>
<tr>
<td>Math – 3</td>
<td>Math – 4</td>
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<tr>
<td>Science – 2</td>
<td>Science – 3</td>
</tr>
<tr>
<td>Technology – 0.5</td>
<td>STEM Elective – 1</td>
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<tr>
<td>Social Studies – 3</td>
<td>Social Studies – 3</td>
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<tr>
<td>World Languages – 0</td>
<td>World Languages – 2</td>
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<tr>
<td>Fine Arts / Vocational – 1</td>
<td>Fine Arts – 1</td>
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<tr>
<td>Electives – 6</td>
<td>Humanities Elective – 1</td>
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<tr>
<td></td>
<td>Open Electives – 1.5</td>
</tr>
<tr>
<td>Health – 0.5</td>
<td>Career Life Skills Electives – 2</td>
</tr>
<tr>
<td>PE – 1</td>
<td>Capstone Exp./Student Success Plans – 1</td>
</tr>
<tr>
<td></td>
<td>Health – 0.5</td>
</tr>
<tr>
<td></td>
<td>PE – 1</td>
</tr>
</tbody>
</table>
Why NHS now?

• Aggressive, competitive construction labor market now based on recent economic recession

• Good supporting work conducted by the Committee:
  – New enrollment study in June 2012 reviewed upcoming enrollment in the District forward through June 2021
  – NHS site survey conducted considering FEMA flood plans
  – Worked with NHS staff in forming current/future recommendations

• Investment in the “flagship” building of the Bethlehem and Woodbury communities – not just the students, but all residents and organizations who use NHS (athletics, auditorium, town committees)
Proposed Building Improvements

Based on NHS Educational Specifications (August 2012) and February 19 Building Committee Meeting

Program / Curriculum Needs

- Complete renovation of Auditorium, Stage, and Lobby – new seating, audio, HVAC, lighting, controls, finishes, curtains, technology, ADA/code upgrades

- Add Multipurpose Room off existing cafeteria for school/community use

- Improve security systems (i.e. cameras, door access systems, physical layout)

- Provide video studio/lab and computer lab to meet current and future curriculum and technical requirements

- Increase number of science labs and classrooms to meet current and future curriculum and modern equipment needs

- Renovate/Add space for Training Facility (Fitness/Weight Room), Team Locker Rooms, P.E. Locker Rooms, Athletic Equipment Storage

- Renovate/Improve Special Education Suite

- Upgrade electrical receptacles in spaces to meet current/future computer technology
Proposed Building Improvements*

Based on NHS Educational Specifications (August 2012) and February 19 Building Committee Meeting

**Facility Repair/Replacement**
- Replace all windows in academic wing
- Upgrade HVAC temperature controls
- Add expansion tank to domestic hot water heater
- Address exterior masonry wall cracks
- Add new boiler for redundancy
- Replace all interior doors
- Replace all VAT, carpet in academic wing corridors/classrooms
- Replace bleachers in gymnasium

**Health/Safety/Welfare Needs**
- Add sprinkler system to entire facility with associated well/pump/generator, ceiling work
- Provide A/C in academic wing and replace heat coils to improve air quality
- Correct code/ADA issues in toilet rooms, elevator, stairs, rated wall penetrations
- Add emergency generator to operate major building systems
- Upgrade emergency lighting, fire alarm system
- Asbestos/PCB abatement in renovated areas
- Access control and entry point modifications to improve security

* List above specifically identifies items in NHS Educational Specifications; added scope may be required to meet State DOE definition of Like New Renovation: “a project to totally refurbish an existing building resulting in the renovated facility taking on a useful life (20 years) comparable to that of a new facility.”
Proposed Building Improvements

Proposed Lower Level (per January 21, 2013 B.C. Meeting)

- Add Multipurpose Room
- Add Multipurpose Room off of cafeteria
- Renovate and/or Add space for P.E. Locker Rooms, Team Locker Rooms, Equipment Storage

Legend:
- DEMOLITION
- ADDITION
- MAJOR RENOVATION
- CIRCULATION
Proposed Building Improvements

Proposed Images of Lower Level Spaces

- Add Multipurpose Room off of cafeteria
- Renovate and Add space for Team and P.E. Locker Rooms, Equipment Storage
Proposed Building Improvements

Proposed First Floor (per January 21, 2013 B.C. Meeting)

- Provide additional science labs
- Renovation of auditorium, stage, lobby

- Replace bleachers in gym
- Renovate Sp. Ed. Suite
- Add video studio/lab
- Add space for Training Facility (Fitness/Weight Room)
Proposed Building Improvements

Proposed Images of First Floor Spaces

- Replace bleachers in gym
- Renovation of auditorium, stage, lobby
- Add space for Training Facility
- Add video studio/lab
- Additional labs (science, robotics)
Proposed Building Improvements

Proposed Second Floor (per January 21, 2013 B.C. Meeting)

- Provide additional classroom space
- Add computer lab
- Provide add’l classroom, space, faculty lounge
Proposed Building Improvements
Proposed Second Floor (per January 21, 2013 B.C. Meeting)

- Add computer lab
- Provide additional classroom space
Proposed Site Improvements

Existing NHS Site Issues

- Inconsistent, unpredictable condition of field playing surfaces for student athletes
- Need to reestablish and expand existing tennis court facilities
- Unsafe, insufficient traffic circulation flow (pedestrian and vehicular) around school and fields
- Inadequate amount and insecure condition of parking for school/events
- No site amenities at fields
Proposed Site Improvements

Based on NHS Educational Specifications (August 2012) and February 19 Building Committee Meeting

- Improve Athletic Fields and Tennis Court Facilities
  - Reconfigure fields to create more practice area
  - Re-grade, refurbish grass fields to improve erosion control and address safety concerns
  - Provide artificial turf on multi-purpose athletic field to increase use, and reduce maintenance costs
  - Install irrigation system to maintain grass field conditions in future
  - Repair 3 existing tennis courts and add 1 new tennis court
  - Improve pedestrian walkways and vehicular access/parking to and around athletic fields
  - Replace aged field requirements (goals, posts, benches, fences, bases)
  - Incorporate provisions for field equipment storage
Proposed Site Improvements

Based on NHS Educational Specifications (August 2012) and February 19 Building Committee Meeting

- Re-align entrance driveway to:

- Separate bus loop from car traffic, pedestrians from parking lot area

- Provide dedicated student drop-off area (w/ handicap accessibility)

- Replace and provide new lighting and signage to improve visibility and directional traffic flow
Proposed Site Improvements

Based on NHS Educational Specifications (August 2012)
and February 19 Building Committee Meeting

- Regrade, repave, and restripe existing South parking lot
- Improve visibility, safety of parking areas through new site lighting, curbing, landscaping, signage
- Increase total amount of parking 60 net spaces by paving existing West gravel lot and reconfiguring entrance driveway
Proposed Site Improvements

Based on NHS Educational Specifications (August 2012) and February 19 Building Committee Meeting

- New lighting at main multipurpose artificial turf field
- New concession stand including toilet facilities
- New bleachers to accommodate 1,000 spectators at main athletic field
- New baseball/softball dugouts
- New scoreboards (as appropriate)
# Project Schedule (Renovate-As-New)

<table>
<thead>
<tr>
<th>Description</th>
<th>Early Start</th>
<th>Early Finish</th>
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<tbody>
<tr>
<td>Referendum</td>
<td>01MAY13</td>
<td>28JUN13</td>
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<td>File ED049</td>
<td>28JUN13</td>
<td>28JUN13</td>
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<td>Design</td>
<td>01JUL13</td>
<td>30JUN14</td>
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<td>RSF Review</td>
<td>01JUL14</td>
<td>30SEP14</td>
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<tr>
<td>Bid / Award</td>
<td>01OCT14</td>
<td>28NOV14</td>
</tr>
<tr>
<td>Abatement at Addition</td>
<td>01DEC14</td>
<td>30DEC14</td>
</tr>
<tr>
<td>Construction Additions</td>
<td>01JAN15</td>
<td>01SEP15</td>
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<tr>
<td>Field Construction</td>
<td>01JUN15</td>
<td>30OCT15</td>
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<tr>
<td>Abatement @ Renovation Area</td>
<td>01JUL15</td>
<td>21AUG15</td>
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<tr>
<td>Renovation</td>
<td>02SEP15</td>
<td>30DEC17</td>
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<tr>
<td>Abatement at Renovation Area</td>
<td>01JUL16</td>
<td>22AUG16</td>
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**RELEASE OF STATE FUNDS IF REFERENDUM PASSES**
**Project Cost Option Allocation Comparison**

**NONNEWAUG HIGH SCHOOL**

Total Project Cost = $63.8M  
Net Cost to Region 14 = $38.8M

Total Project Cost = $36.7M  
Net Cost to Region 14 = $29.1M
Building Confidence

NONNWAUG HIGH SCHOOL
Project #2
ADDITIONS & RENOVATIONS WITH ATHLETIC FIELD OPTION #2
CONCEPTUAL DESIGN ESTIMATE
ORDER OF MAGNITUDE
March 16, 2019
PROJECT COST SUMMARY

<table>
<thead>
<tr>
<th>ITEM</th>
<th>DESCRIPTION</th>
<th>UNIT</th>
<th>BASE COST</th>
<th>DIRECT COST</th>
<th>LABOR COST</th>
<th>MATERIALS COST</th>
<th>OWNER'S ECONOMIES</th>
<th>SUBTOTAL</th>
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<tr>
<td>01</td>
<td>W啤 DEVELOPMENT</td>
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<td></td>
<td>B. SITE DEVELOPMENT</td>
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<td>OTHER</td>
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<tr>
<td>02</td>
<td>ACCESS ITES</td>
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... located on the Region 14 website under “Region 14 Building Project”, “NHS Building Project”, link to “Detailed Cost”
## Project Cost vs. Region 14 Cost

<table>
<thead>
<tr>
<th></th>
<th>Unit / Quantity / %</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Project Cost</td>
<td>$399.31/SF</td>
<td>$63,820,605</td>
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<tr>
<td>Estimated Eligible Project Cost</td>
<td>85.09%</td>
<td>$54,305,036</td>
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<tr>
<td>Reimbursement Reduction*</td>
<td>5,578 SF</td>
<td>($1,953,813)</td>
</tr>
<tr>
<td>Net Eligible Project Cost</td>
<td>-----</td>
<td>$52,351,223</td>
</tr>
<tr>
<td>State DOE Reimb. Share</td>
<td>47.86% by 6/30/13</td>
<td>$25,055,295</td>
</tr>
<tr>
<td>Estimated Net Cost to Region 14</td>
<td></td>
<td>$38,765,310</td>
</tr>
</tbody>
</table>

* Per State BSF Guidelines - Allowable SF / Student = 180.5 SF x 828 max. students = 149,454 SF
NHS Debt Impact Assumptions

Source: Information provided by Webster Bank – April 2013

Base Assumptions

- Region 14 net cost based on SDE Reimbursement Rate of 47.86% (if submitted by 6/30/2013)
- Debt Service Payments start FY2016-2017
- Figures for net Project Cost over 25-year bond term
- Assumes 3.15% bond interest rate
- Annual Tax Impact based on house assessment at 70% of Fair Market Value
- Assumes NO changes to the Grand List
## Existing Region 14 Debt Service

Source: Information provided by Region 14 BOE – April 2013

<table>
<thead>
<tr>
<th>Fiscal Year</th>
<th>Principal</th>
<th>Interest</th>
<th>Total Gross Debt Service</th>
<th>Annual Change</th>
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</thead>
<tbody>
<tr>
<td>2013</td>
<td>985,000</td>
<td>63,275</td>
<td>1,048,275</td>
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<tr>
<td>2014</td>
<td>1,015,000</td>
<td>35,813</td>
<td>1,050,813</td>
<td>2,538</td>
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<tr>
<td>2015</td>
<td>645,000</td>
<td>15,063</td>
<td>660,063</td>
<td>(390,750)</td>
</tr>
<tr>
<td>2016</td>
<td>280,000</td>
<td>3,500</td>
<td>283,500</td>
<td>(376,563)</td>
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<tr>
<td>2017</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>(283,500)</td>
</tr>
<tr>
<td>2018</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>2019</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td>2,925,000</td>
<td>117,650</td>
<td>3,042,650</td>
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</tbody>
</table>
## NHS Cost Impact on Taxpayer

Source: Information provided by Webster Bank – April 2013

<table>
<thead>
<tr>
<th>Fiscal Year</th>
<th>Mill Rate Impact Woodbury Value of One Mill $1,237,000</th>
<th>Mill Rate Impact Bethlehem Value of One Mill $450,000</th>
<th>Woodbury Tax Impact on a Home Assessed at $350,000</th>
<th>Bethlehem Tax Impact on a Home Assessed at $350,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>2013</td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>2014</td>
<td>0.00</td>
<td>0.00</td>
<td>$1</td>
<td>$0</td>
</tr>
<tr>
<td>2015</td>
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<td>2016</td>
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<td>$99</td>
<td>$91</td>
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<td>$96</td>
<td>$88</td>
</tr>
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<td>2019</td>
<td>0.18</td>
<td>0.16</td>
<td>$62</td>
<td>$57</td>
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<td>2020</td>
<td>0.02</td>
<td>0.02</td>
<td>$8</td>
<td>$7</td>
</tr>
<tr>
<td>2021</td>
<td>(0.03)</td>
<td>(0.03)</td>
<td>($10)</td>
<td>($9)</td>
</tr>
</tbody>
</table>

**Highest annual tax impact**

<table>
<thead>
<tr>
<th>Fiscal Year</th>
<th>Mill Rate Impact Woodbury Value of One Mill $1,237,000</th>
<th>Mill Rate Impact Bethlehem Value of One Mill $450,000</th>
<th>Woodbury Tax Impact on a Home Assessed at $350,000</th>
<th>Bethlehem Tax Impact on a Home Assessed at $350,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>2040</td>
<td>(0.03)</td>
<td>(0.03)</td>
<td>($10)</td>
<td>($9)</td>
</tr>
<tr>
<td>2041</td>
<td>(1.04)</td>
<td>(0.96)</td>
<td>($366)</td>
<td>($335)</td>
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## Upcoming Events Schedule regarding NHS Building Project Referendum

<table>
<thead>
<tr>
<th>Event</th>
<th>Date &amp; Time</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Committee Meetings</td>
<td>Every Tuesday night in April and May – 6:30 PM</td>
<td>NHS Media Center</td>
</tr>
<tr>
<td>Public Tour, Presentation, Q&amp;A</td>
<td>Tues., April 30 – 6:30 PM Tour; 7:30 PM Presentation</td>
<td>NHS Auditorium (meet in Lobby for tour)</td>
</tr>
<tr>
<td>Public Tour, Presentation, Q&amp;A</td>
<td>Thurs., May 2 – 6:30 PM Tour; 7:30 PM Presentation</td>
<td>NHS Auditorium (meet in Lobby for tour)</td>
</tr>
<tr>
<td>Public Tour, Presentation, Q&amp;A</td>
<td>Sat., May 4 – 2:00 PM Tour; 3:00 PM Presentation</td>
<td>NHS Auditorium (meet in Lobby for tour)</td>
</tr>
<tr>
<td><strong>Public Hearing</strong></td>
<td><strong>Tues., May 14 – 7:00 PM</strong></td>
<td><strong>NHS Auditorium</strong></td>
</tr>
<tr>
<td>BOE Regular Meeting</td>
<td>Thurs., May 16 – 7:00 PM; (Call Question; Set Referendum Date</td>
<td>NHS Media Center</td>
</tr>
<tr>
<td>Referendum</td>
<td>Tentative: June 18th (6am-8pm)</td>
<td>All Voting Polls Open</td>
</tr>
</tbody>
</table>
‘Renovate-to-New’ Improvement Project
for
Nonnewaug High School

Project Cost vs. Region 14 Taxpayer Cost -

OVERALL PROJECT COST: $63,820,605
(per requested at Referendum)

REGION 14 TAXPAYER COST: $38,765,310
(after State Reimbursement*)

* Note – Region 14 cost based on current 2013 State of CT reimbursement rate of 47.86%